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## **RESOLUTION NO.**

WHEREAS under the Land Development Code, residential development is not currently allowed in many of the commercial zoning categories in Austin; and

**WHEREAS**, City Council adopted the Austin Housing Strategic Blueprint (The Blueprint) in 2017. This called for 135,000 housing units by 2028, with 60,000 of those unit at or below 80% MFI, and

**WHEREAS**, in the proposed Land Development Code Revision, residential uses were allowed in many more zones that in the current code; and

**WHEREAS**, allowing housing in more places provides the opportunity for increased housing supply in Austin; and

WHEREAS, in its 2018 report, the Planning Commission Mapping Working Group indicated that allowing mixed use in commercial zoning could lead to about 46,324 housing units in new capacity

NOW, THEREFORE,

## BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates amendments to the Land Development Code, codified in Title 25 of the City Code, to allow residential uses in the CS, CS-1, GR, LR, GO, and LO zoning districts, subject to participation in a voluntary affordable housing density bonus.

In developing the proposed amendments, the City Manager is directed to:

- Establish an affordability bonus threshold requiring that at least 10% of the units be affordable to households at 60% of the median-family income (MFI);
- Extend the residential bonus option to all parcels within the listed zoning districts, subject to compliance with site development regulations, parking requirements, and design standards that are similar to those currently applicable to Vertical Mixed Use;
- To the extent feasible, provide an incentive for ground floor retail by increasing height by 5-10 feet to accommodate the higher ceiling on the first floor; and
- Retain existing requirements of Chapter 25-2, Subchapter C, Article 10 (Compatibility).

In addition to applicable procedures required for consideration of code amendments, the City Manager is directed to present the proposed amendments to the Housing and Planning Committee before bringing a proposed draft to Council for consideration.

ADOPTED:	<u>,</u> 2021	ATTEST: _		
			Jannette S. Goodall	
			City Clerk	